



LAWRENCEVILLE

Planning & Development

PLANNING COMMISSION

RECOMMENDED CONDITIONS_01052026

[NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.](#)

SUP2025-00119

Approval of the Special Use Permit to allow Accessory Buildings or Structures (Freestanding Solar Panel System) in a Front Yard Area, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

- A.** The Special Use Permit shall be limited to an Accessory Building and Structure (Freestanding Solar Panel System) serving the existing single-family dwelling and shall remain clearly accessory and subordinate to the principal residential use.
- B.** The Accessory Building and Structure (Freestanding Solar Panel System) installation shall not be used for commercial energy generation or off-site power sales.
- C.** The maximum area of the Accessory Building and Structure (Freestanding Solar Panel System) shall not exceed approximately four hundred eighty-four (484) square feet, as depicted on the site plan dated November 7, 2025.
- D.** Final site plans shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
- E.** The proposed Accessory Building and Structure (Freestanding Solar Panel System) shall be located outside all applicable stream buffers and flood hazard areas, including the 75' impervious stream buffer area, as verified by a survey.
- F.** The Accessory Building and Structure (Freestanding Solar Panel System) shall comply with all applicable building, electrical, and fire codes, and all required permits shall be obtained prior to installation.

- G.** All equipment, wiring, and associated infrastructure shall be installed and maintained in a manner that minimizes visual impacts to adjacent properties and public rights-of-way.
- H.** This Special Use Permit shall remain valid only for the proposed Freestanding Solar Panel System installation and shall not authorize additional Accessory Buildings and Structures exceeding four hundred (400) square feet without further approval.

2. To satisfy the following site development considerations:

- A.** Prior to the issuance of any land disturbance permit or building permit, the applicant shall submit a certified boundary and topographic survey verifying the location of all streams, required undisturbed stream buffers, and FEMA-designated flood hazard areas on or adjacent to the subject property.
- B.** If any encroachment into required stream buffers or floodplain areas is identified, the applicant shall demonstrate compliance with all applicable local, state, and federal regulations, including any required approvals or permits.
- C.** Any required restoration or remediation of disturbed buffer or floodplain areas shall be completed and approved by the City prior to issuance of final building permits for the solar installation.